



2007 00020428

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Recorded: 08/13/2007 12:53 PM

Property Location: 31 Maplewood Drive
Amherst, Mass.

Massachusetts Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS that, Mary Scipioni and Pietro Spica of Fairport, New York, for consideration paid, and in full consideration of

THREE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$340,000.00)

grant to Joyce M. Conlon and Hilary W. Barber,

of 31 Maplewood Drive, Amherst, MA 01002, husband and wife, as tenants by the entirety,
with QUITCLAIM COVENANTS

The land described on EXHIBIT "A" attached hereto and incorporated herein by reference.

EXECUTED as a sealed instrument this 28th day of August, 2007.

Pat M. O'Neil
Witness

Witness

Mary Scipioni
Mary Scipioni

Pietro Spica by: Mary Scipioni
Pietro Spica
his attorney-in-fact under a
Power of Attorney dated
June 22, 2006.

STATE OF NEW YORK

, SS

On this 10th day of August, 2007, before me, the undersigned notary public, personally appeared Mary Scipioni, proved to me through satisfactory evidence of identification, which was nydoc 895-970-199 ^{V56}/₁₂, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.

May 15, 2010Judy D. O'Brien
, Notary Public

My commission expires:

JUDY D. O'BRIEN
Notary Public, State of New York
No. 01OB6041868
Qualified in Monroe County
Commission Expires May 15, 2010

EXHIBIT "A"

The land together with the buildings thereon in Amherst, County of Hampshire, Massachusetts on the Northwestern side of Maplewood Drive, more particularly described as follows:

Beginning at an iron pin in the Southeasterly corner of the premises herein described; thence Northeasterly along Maplewood Drive, a distance of one hundred one and one hundredths (101.01) feet to a concrete bound; thence continuing Northeasterly along Maplewood Drive a distance of eighteen and ninety-nine hundredths (18.99) feet to an iron pin; thence N. $58^{\circ} 31' 48''$ W. along Lot #10 shown on said plan a distance of one hundred forty-three and nineteen hundredths (143.19) feet to an iron pin; thence S. $24^{\circ} 06' 29''$ W. along land now or formerly of William H. Burkhardt and Anne N. Burkhardt a distance of thirty (30) feet to a concrete bound; thence S. $24^{\circ} 14' 20''$ W. along land now or formerly of Henry B. Kirshen and Verona E. Kirshen a distance of one hundred twenty-five and fifty-four hundredths (125.54) feet to an iron pin, thence S. $72^{\circ} 29' 01''$ E. along Lot #12 a distance of one hundred fifty-six and ninety-two hundredths (156.92) feet to the place of beginning. Containing 20,386 square feet, more or less.

Being Lot #11 on plan entitled, "Maplewood Park", Robert S. Brown, Owner & Developer, recorded in the Hampshire County Registry of Deeds in Book 68, Pages 118 and 119.

Subject to Restrictive Covenants in said Registry in Book 1487, Page 377.

Subject to Utilities easements from Robert S. Brown et ux to Western Massachusetts Electric Co. and New England Telephone and Telegraph Company, dated May 11, 1966 and recorded in said Registry in Book 1489, page 701.

Together with the right of way in common with others to pass and repass with or without vehicles over the streets as shown on said plan, and the right to connect to and use the public utilities now or hereafter installed therein.

Being the same premises conveyed by deed of Michele M. Giles to Pietro Spica and Mary A. Scipioni dated July 25, 2001 and recorded in the Hampshire County Registry of Deeds in Book 6298, Page 156.

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
MARIANNE L. DONOHUE